

Building plot of 1800m2 with views, utility serviced and permission granted for a 4 bedroom villa with pool

EXCLUSIVE



## INFORMATION

Town:	Joch
Department:	Pyrénées-Orientales
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1800 m2

## IN BRIEF

This plot is being sold with architect drawn plans and is situated in the village of Joch which has a daily bread delivery, a restaurant/cafe and is situated a 5 minute drive (3km) from the lively village of Vinça that has amenities, swimming lake and a train station. Joch is situated between the sea, 42km and the ski which 36km to the closest ski station. The cultural city of Perpignan is 31km (25 minute drive), which has an international airport and train station with TGV train links to Barcelona



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This plot of 1800m<sup>2</sup> is flat, has easy access and is situated at Mas Rouby in Joch with utility services at proximity and is not on a housing estate. Plans have been architect drawn and permission has been granted for a 4 bedroom villa of over 200m<sup>2</sup> with terraces and large swimming pool. Plans and permissions are available to view at visiting stage. This is a rare opportunity to acquire a large building plot with planning already granted.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES